

# Classical American Homes Preservation Trust

and  
The Richard Hampton Jenrette Foundation

Annual Report | 2012





The dining room, oval-shaped at one end, is furnished with the original Duncan Phyfe elliptical dining table, twelve dining chairs, serving tables and cellaret. (photo by John M. Hall)

♦ ♦ ♦

Cover: The double-parlors are filled with classically-styled Duncan Phyfe chairs, couches and benches made for Millford. In the center is a unique set of four Corinthian columns with a pair of moveable mirrored partitions used to separate the two parlors on occasion. The mirrors above the elegant Philadelphia mantels and between the tall windows at either ends of the rooms were shipped from New York to Charleston, then up the Santee River to Millford. (photo by Bruce Schwarz)



## To Friends, Donors and Preservationists

*From Dick Jenrette*

Each year the covers of our Annual Reports have featured an *exterior* view of one of the six properties that Classical American Homes either owns or will own eventually. Margize Howell, our Executive Director, and I have concluded it's about time to show off some of the gorgeous *interiors* of these old houses. This year's cover features the double-parlors of Millford Plantation, a circa-1840 jewel of classical "Greek Revival" architecture that we now open as a house museum. The house is a designated National Historic Landmark.

Millford is not so easily visited, located in a remote area almost in the center of South Carolina — 45 miles east of Columbia, the state capital, and 90 miles northwest of Charleston. The closest town is Pinewood, S.C. But it's worth the long trek to visit Millford, as I hope you'll see from these photographs. I believe Millford's mirrored double-parlors, shown on the front cover, may be the most handsome suite of rooms in the South. In many ways, it marks the high point of the region's pre-Civil War prosperity. Millford was spared at the end of the war when the conquering Union General, Edward Elmer Potter, turned out to be the brother of Millford's architect, Nathaniel Potter of Rhode Island.

We didn't start out to make this Annual Report all about Millford. It just happened in 2012, thanks in good part to The Metropolitan Museum in New York which recently featured a definitive retrospective on Duncan Phyfe, the premier American furniture maker of the first half of the 19th century. Millford just happens to have the largest single collection of Duncan Phyfe furniture (we even have the original Bill of Sale from D. Phyfe & Son) purchased in 1840-44 by Millford's young (age 22) owners — John Laurence Manning, who later became Governor, and Susan Hampton Manning, daughter and an heir of the wealthy (and

recently deceased) Gen. Wade Hampton I. Some of the original Phyfe furniture at Millford, together with portraits of the Mannings, was featured prominently in The Met's Phyfe retrospective, authored by Peter Kenny and Michael Brown. The Met's exhibition and the attendant publicity have done much to put Millford "back on the map" in the past year. So Millford Plantation could be said to have nominated itself to be featured in this Annual Report. But enough about Millford from me — Margize Howell will tell you more in the rest of this report.

### *On to the Financials*

After more than a half-century of Wall Street involvement, it seems only natural for me to begin an Annual Report with financial highlights for the year. But I am reminded that Classical American Homes is a *not-for-profit* organization. Even so, my experience with non-profits suggest that the financial side is equally important yet often neglected. So, here goes a look at Classical American Homes from a financial point of view in 2012.

In summation, it was another excellent year financially for Classical American Homes — but not quite as good as it looks at first glance if we exclude a large gift of antiques and other art objects at Millford.

Our reported *Net Income* for 2012 was \$1,836,381 vs. \$176,937 last year. But this also needs to be "adjusted" by changes in *unrealized* gains in the value of our securities portfolio. We also "add-back" the non-cash "Depreciation" charges, which the accountants require us to deduct. But CAHPT's old houses and antiques tend to *increase* in value with age, especially since we maintain these in excellent condition and charge the

maintenance expenses against income. So if we “adjust” for these two items, as in previous years, the results look like this.

	2012	2011
Reported Net Income	\$ 1,836,381	\$ 176,937
Add back Non-cash Depreciation	\$ 326,172	\$ 325,680
Changes in Unrealized Appreciation of Securities	\$ 137,561	\$ 527,914
Adjusted Net Income	\$ 2,300,114	\$ 1,030,531

This Adjusted Net Income looks great — \$2,300,114 vs. \$1,030,531 in 2011. But before anyone gets too excited, I must point out that the 2012 results were inflated by a gift of antiques (by me at Millford). The gift was appraised at \$1.6 million by Christie’s (in the prior year I gave \$170,000 in antiques). If we back out these gifts as non-recurring, adjusted net income for 2012 is reduced to \$700,000 vs. \$860,000 in the prior year. This is still excellent for a small nonprofit foundation.

\* \* \*

### *Other Financial Highlights*

#### *Fund-raising*

Margize and I are especially pleased by CAHPT’s fund-raising in 2012 (excluding my gifts). Contributions of cash and securities from others passed the \$1 million mark — \$1,007,560, up more than 20% from \$821,562 in 2011. Additionally, I made cash contributions of \$500,000 in both 2011 and 2012. If we include these contributions plus the donations of antiques, total gifts to CAHPT in 2012 were \$3,138,060, more than double the \$1,496,562 in the prior year.

#### *Cost Control*

Margize and her team are especially to be complimented on cost control. Total expenses (including some \$325,000 in non-cash depreciation charges each year) were up only 1% — to \$1,927, 979 vs. \$1,907,291 in 2011. This is an exemplary performance in an inflationary environment.

### *Investment Performance*

We had another good year in the stock market in 2012. The total return on our portfolio (which is only 75% invested in stocks) was approximately 8%. The return for the equity portfolio was about 10%. While I was pleased by these results — with a very conservative portfolio (20% in electric utilities, 10% in telecom stocks, and 25% in bonds), the results were not as good as the prior year when our equity portfolio was up approximately 12%. But we are *not* trying to beat the market — though it’s nice when it happens. With these results our portfolio of marketable securities exceeded \$11 million at the end of 2012 for the first time. We have no debts.

### *In Closing*

While CAHPT’s financials look healthy, the real satisfaction for all of us is seeing these old houses, their collections, and grounds bring pleasure and an educational experience to the thousands of visitors who go through them each year. Margize will update you on all of these activities in another section of this report. Thank you all for your continued amazing support!

Sincerely,

*Dick*

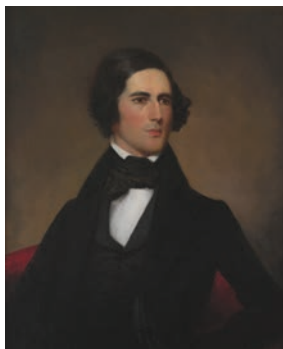
Richard H. Jenrette  
President



(photo by Megan Manus)



Portrait of John Laurence Manning  
by James DeVeaux, 1838, oil on canvas



Portrait of Susan Frances Hampton Manning  
by James DeVeaux, 1838, oil on canvas



John and Susan Manning were both only 22 years of age when they embarked on the construction of this grand mansion and furnishing its interiors.



The circa 1902 vintage photograph, on the left, is of Millford's Entrance Hall. It was photographed for Mary Clark Thompson at that time she purchased Millford from the family of the deceased John L. Manning. It shows Millford's 20 foot wide central Entrance Hall with the Phyfe & Son Recamiers, side tables, armchairs as well as family portraits, candelabra, classical marble busts, and a pair of bronze lanterns. The photograph, on the right, shows the Entrance Hall today with many of these same objects in residence. (photos: above left, ca. 1902, collection of Richard Hampton Jenrette; right photo by Megan Manus)

# Millford – Interiors Extraordinaire

*From Margize Howell*

Whether Millford nominated itself for this year's cover is to be debated, but it resolutely deserves it. First of all, the year 2012 was a banner one for Millford. It garnered a lot of attention from its newly formed Friends group, its extensive Phyfe collection, and the inaugural Music at Millford concert. Plus, its interiors deserve the cover placement just on beauty alone. Its pristine and richly designed interiors cannot help but seduce and dazzle the visitor with its 18 foot ceilings, floor to ceiling windows, exquisite architectural details, not to mention the original Phyfe furniture, Manning family portraits and exquisite chandeliers. Throughout Millford's interiors is an exceptional collection of Duncan Phyfe & Son furniture — Phyfe's final design phase with its more chaste and less decorated architectural forms. Many of the pieces in this collection are documented in the original Bill of Lading, dated June 2nd, 1841, and are highlighted later in this Annual Report. All said, Millford's interiors are definitely ready for their "close-up"!

At the beginning of the year, the Friends of Millford group was established with Lee Manigault from Charleston and Kirkman Finlay III from Columbia, SC as Co-Chairs. The Friends of Millford share a deep appreciation for Millford and preserving its legacy. Specifically, they are committed to preservation, educational outreach, diverse programming and research — all serving to strengthen the Millford experience. In April, we had our first benefit luncheon for the Friends with featured speaker Peter Kenny, The Met's renowned Americana Curator, to talk about Duncan Phyfe.



(photo by John M. Hall)

In the Fall, another Friends' benefit helped launch the inaugural Music at Millford. Both were well attended and successful in drawing new visitors to Millford.

This year was definitely a Phyfe-centric one and Millford was a celebrity in that world. As Dick Jenrette mentioned earlier, several of Millford's Phyfe pieces and related family portraits were loaned to the Phyfe exhibition at The Met and then to the Museum of Fine Arts in Houston. At the closing of the show, The Metropolitan proposed an exchange of their Phyfe sleigh bed with luxurious crimson bed-hangings and nightstand for two of Millford's ten Phyfe side chairs. We accepted — and the Phyfe bed and table have returned "home" to Millford after decades away (see page 6). Serendipitously, we were able to acquire three more original Phyfe side chairs from a Manning descendant, identical to the two from The Met's exchange. This more than offset the "loss" of the two chairs to The Met. The *pièce de résistance* of the year was Dick Jenrette's gift of the majority of Millford's Phyfe furniture, art and other antiques to Classical American Homes.

He gave the house itself in 2008 and now Classical American Homes owns both house and contents.

## *Increase in Visitation and Revenues*

Millford definitely had a remarkable 2012 but it did not necessarily eclipse the success of the other five houses. Each of these sites continues to attract more visitors with their own special appeal.

Both Millford and Ayr Mount, Classical American Homes' two house museums, recorded another year of increased attendance in 2012 — both for individuals and group tours. For the third year, Millford continued to be open to the public on the first Saturday of each month as well as all Saturdays in April while also being open for group tours year-round by appointment. Saturday visitation and group tours combined increased by 28%. Two events, the Millford Spring Luncheon with a lecture by The Met's curator Peter Kenny and our inaugural Music at Millford concert in the early Fall, were instrumental in attracting more visitors. Experiencing these houses in different ways, other than on a tour, seems to be a draw for many visitors.

Ayr Mount, which is open to the public Wednesdays through Sundays from March to December, saw more visitors to both the house museum and adjoining Poet's Walk. The combined house visitation and Poets Walk attendance increased by 16% with a total visitation of 14,261. In the Fall, Ayr Mount held its inaugural Open House which was well-attended and again boosted visitation.

The four houses which still belong to Dick Jenrette — Roper House, Cane Garden, Baker House and Edgewater — also followed suit with their own visitation increase. The number of visitors climbed over to 3,000 with all proceeds going directly to Classical American Homes — happily, the revenues were up here significantly since last year. On occasion, visitors reported their surprise and were pleased to learn their tour guide was Dick Jenrette!

Several "kindred spirit" non-profit organizations ask each year to use our houses on a *pro bono* basis to benefit their cause. Historic Charleston Foundation and Preservation Society of Charleston have on a regular basis placed Roper House on their Tour of Homes and Gardens during which hundreds of visitors come through the house in a single day. In 2012, Hudson River Heritage also featured Edgewater on its annual Fall Country Seats Tour, which showcases houses in the Hudson Valley, and attracted over 125 visitors. At its Fall symposium in Charleston, the Decorative Arts Trust members also visited both Roper House and Millford.

Traditionally, various educational groups have visited our houses and this year was no exception. To highlight two, The Attingham Trust Summer Programme in Britain, which focuses on historic houses and collections, held their first course in the United States, concentrating on

the Hudson River Valley and New York City in June. Edgewater was on their itinerary and many of their students stated it was the highlight of their tour. Later in the summer, the American Antiques Appraisers held a two-day seminar on American Federal furniture and Ayr Mount served as their study "lab." In addition to these groups, we had two large groups of family descendants return to their ancestral homes. The Livingston family reunion prompted a visit to Edgewater and many members of the Manning family attended the Millford April Lecture by Peter Kenny.

Taking a longer view of all the houses' visitation from the beginning of 2000 until 2012, revenues have multiplied fivefold and visitation has doubled (it would have been more but Millford was not open to the public until 2008). Many thanks to all of you who have visited our houses! At the end of the Annual Report, we have listed the groups who visited in 2012. Many visitors return to our houses for a second and third time to find new acquisitions, interior design changes or additions to our gardens. These houses are constantly evolving. With new events we are seeking to present them in a fresh light.

### *Programs*

Millford and Ayr Mount both had "firsts" in terms of programs in 2012. In the Spring, we hosted a luncheon at Millford to benefit the newly formed Friends of Millford with featured guest Peter Kenny from The Met. As mentioned before, Peter spoke about Duncan Phyfe and his relationship to his clients, John and Susan Manning. Sharing an overview and new scholarship about the Manning's four separate orders of commissioned Phyfe furniture, he gave an "up close and personal" view of several Phyfe pieces *in situ*, focusing on Phyfe's construction and craftsmanship. In September, Music at Millford was inaugurated by the extraordinary pianists Marina Lomazov and Joseph Rackers, each having a Doctor of Music Arts Degree in Piano Performance from the Easton School of Music and now serving on the University of South Carolina School of Music piano faculty. With the piano set up in the center of the double parlors, they played a duo performance of Schubert, along with Stravinsky, Ravel and Tchaikovsky. Millford seemed to come alive! A High Tea was served following the performance and guests mingled with the musicians. (To see a video of this performance, go to our Facebook page, Music at Millford album.) The inaugural Music at Millford was a success and will continue again in the fall of 2013.



Ayr Mount also had its inaugural Open House in the late Fall — visitors enjoyed a free tour of the house, explored the popular Poet's Walk along the nearby Eno River, listened as a bagpiper performed Scottish tunes in memory of the Kirkland family who built Ayr Mount in 1815, and enjoyed light refreshments. Site Supervisor Bill Crowther also presented the latest information on the new trails extending off the Historic Oconeechee Speedway Trail (HOST) entitled The James M. Johnston Natural Preserve.

In New York, we had our annual Spring Patrons Party in May for friends and donors. This was a gathering of old and new friends, many from Wall Street, with nearly 200 people attending.

### *Classical American Homes Newsletters*

Our quarterly Classical American Homes newsletters continued this year to provide more detailed information and photographs on each of these events and our other activities. Please find enclosed a compilation of our recent newsletters. Originally, these newsletters were emailed to friends and donors, having the advantage of being more timely. But if you have missed any issues, you can find them on our website. If you are not receiving these and are interested in doing so, please go to our website and "Subscribe." Another advantage of having your email address is that it helps reduce our growing postage and printing costs. Many thanks to all

of you who sent or updated your email in our popular "classically chic umbrella" giveaway. Also, find us on Facebook and "friend" us!



(both photos by Bruce Schwarz)

### *Press & Media Outreach*

Speaking of glossy cover shots, the year started off with *The Magazine* ANTIQUES featuring Edgewater on its cover with an insightful Editor's Letter by Betsy Pochoda, an excellent article by Laura Beach and beautiful photographs by

D. Phyfe & Son rosewood side chair blends both classical and Gothic motifs. There are 13 that still reside at Millford today.



The rosewood Grecian bedstead and matching nightstand were exhibited in the Duncan Phyfe exhibition. In an exchange with The Metropolitan Museum for two of our side chairs (below left), this bedstead returned to Millford after many decades.

Gavin Ashworth. *Antiques and Fine Art* magazine also published two well-written and researched articles relating to Duncan Phyfe, which included significant coverage of the Phyfe collections at Millford and Edgewater by Peter Kenny and Michael Brown, the co-curators of the Phyfe exhibition. All three of these articles are found on our website.

This year also marks another first — coverage from the blogosphere. In early January, there was an article on Ayr Mount called "Going to Carolina: Richard Jenrette & Ayr Mount," in the blog "Little



Augury” by North Carolinian Gaye Tapp who chronicles what is “authentic & what will endure.” Later in August, Gaye was a guest blogger on Thomas Jayne’s blog, “Decoration – Ancient and Modern,” and wrote a more in-depth article on Ayr Mount called “House of Details: Ayr Mount.” She described Ayr Mount’s history, interiors, unique woodwork and collections accompanied by many close-up images of architectural details and objects in the collection. Another writer, Ned Brown, wrote two articles for the blog, “The New York Social Diary.” In January he wrote an extensive piece about Dick Jenrette and his careers on Wall Street and in historic preservation. In the Fall, he did a follow up article on his visit to Edgewater. In addition to the blogosphere, Plum TV produced a television program called “My Favorite Room,” featuring Dick Jenrette at Edgewater, talking about his personal history of collecting old houses and in particular Edgewater, which aired to five million viewers in August. To see this, go to our website and find “Summer 2012 Newsletter.”

### *Esprit de Corps*

As you can see from this report, this year was certainly one of many firsts as well as one of continued traditions. Good financial results, increased development and visitation numbers, media exposure and new programming reflect the efforts of the talented Classical American Homes team, both in the New York office and in the field, who make this all run.

In last year’s Annual Report, we highlighted our hard-working and versatile site supervisors. This year, I would like to recognize our New York City staff—starting with Kathy Healy-Gillen who has the distinction of being Classical American Homes’ first employee in 2001. After 15 years at Donaldson, Lufkin & Jenrette as the associate Curator, Kathy was hired as the organization’s Registrar who over the years has added handling our many financial responsibilities as Corporate Treasurer. She also coordinates all the visitation requests and logistics for our houses. A former employee of a DLJ subsidiary, Julie Nalven, CPA, has been CAHPT’s Controller since 2003 with over 30 years of experience in both private and public accounting. Julie is pivotal in keeping our financial records accurate and up to date. Linda Park, Programs and Development Associate, has a dual role in both creating new programming and working on the many facets of development for the foundation. Prior to coming to CAHPT, Linda worked at the New

York Foundation for the Arts and LINC, a Ford and Rockefeller Foundation initiative. She helped create and initiate many of our programs this year. Christopher Smith, recently admitted to the New York Bar, is the Corporate Secretary and in-house Counsel. Chris is the son of Jack Smith, our longtime Operations Manager, and has a love of old houses. Like her brother, Julie Smith, our most recent staff addition, also has a love of old houses, growing up in Barrytown, NY next to Edgewater. She is a recent graduate of nearby Bard College in Annandale, NY, majoring in Studio Arts. Before coming to CAHPT, Julie taught studio art in a local high school. Because we are a small organization, these individuals all wear several hats and work hard. They are a conscientious, intelligent and creative group who take their work seriously but also know how to have fun. Our staff is fortunate to have Dick Jenrette’s constant leadership. His guidance keeps our organization on track, evolving and vibrant.

In 2012 we also were fortunate that none of our properties were damaged by hurricanes or Super Storm Sandy in late October. Edgewater in Barrytown, NY did experience an encroaching Hudson River as high as the house’s front steps. However, it receded fairly quickly and without incident. With the enormity of damage unleashed by Sandy, we were thankful not to have been a victim.

Please come experience one or more of our houses and attend an event. We also encourage you to become a Friend of Millford. It’s your friendship and financial support that help us preserve, protect and share these houses with you. Thank you!

Sincerely,



Margize Howell  
*Executive Director*

And L. Manning Esqr.  
My dear Sir  
The enclosed you will find a bill of lading  
for 47 boxes of your agent in Charleston  
from which you will be able to know the contents  
of each box, and they know the part of  
furniture which appertain to each other.  
I am particular to have the Boxes open'd from the  
Marked tops that they may not receive injury in  
removing it from the cases.  
Yours &c  
D. Phye & Son

27. Wardrobe door, 28. Dining Table Top  
29. Sideboard Top 30. 2 Night Stands  
31. Swing Glass 32. Wardrobe carcass  
33. Cornice Base & Columns do  
34. Screen for Mrs. Hampton  
35. Nest Tables 36. ends of French Bedstead  
37. Bedding 38. 39. Sides of do & knife boxes  
40. Sides of do & laths of Grecian Bedstead.  
41. End & laths of do  
42. do of single do  
43. Side castors & screws of French Bedstead  
44. 2 Bason Stands & 2 Corner Cupboard Tops  
45. Hat Stand 2 Butler trays  
46. 2 Round Stands & Bason stand Railings  
47. 2 Tops for round stands & 2 do for night stands.  
You will please observe that the railing for the bason stands is to be secured by the nuts attached thereto. Wee hope they will reach in good order and that they will be carefully opened. They have all been packed in the best manner.  
The balance of the order will be shipped in from 3 to 4 weeks  
Respt  
D. Phye & Son

Jas L. Manning, Esqr.

Dr. Sir

New York June 2, 1841

We inclose you a list of the Boxes already shipped to the care of your agent in Charleston from which you will be able to know the contents of each Box, and they know the part of furniture which appertain to each other.

Please be particular to have the Boxes open'd from the Marked tops that it may not receive injury in removing it from the cases.

- |   |                    |
|---|--------------------|
| No. 1 Couch & Pills                                 |                    |
| 2 do  | 3 do walnut        |
| 4 do  |                    |
| 5 Sideboard Table                                   |                    |
| 6 do & Cellaret                                     |                    |
| 7 Sofa, 8. 4 Mabog arm chairs                       |                    |
| 9 4 Mabog arm chairs                                |                    |
| 10 2 Arm chairs & 4 small Mabog do                  |                    |
| 11 4 do do  | 12 4 do walnut     |
| 13 4 do do  | 14 4 swing chairs  |
| 15 1 dinner wagon 16 2 scroll Bason stands          |                    |
| 17 2 Large slabs                                    | 18 2 dinner wagons |
| 19 Mabog Sideboard Table 20 swing Glass             |                    |
| 21 Box Tables leaves 22 corner Cupboard             |                    |
| 23 Corner Cupboard 24 Wardrobe carcass              |                    |
| 25 Box & Pillar of dining Table                     |                    |
| 26 Cornice, bases & columns of Wardrobe             |                    |
| 27. Wardrobe door. 28. dining Table Top             |                    |
| 29. Sidebd top 30. 2 night stands                   |                    |
| 31. Swing Glass 32 Wardrobe carcass                 |                    |
| 33. Cornice Base & Columns do                       |                    |
| 34. Screen for Mrs. Hampton                         |                    |
| 35. Nest Tables 36. ends of French Bedstead         |                    |
| 37, 38 & 39 Bedding. 40 Sides of do & knife boxes   |                    |
| 41 End & laths of Grecian Bedstead.                 |                    |
| 42 do of single do                                  |                    |
| 43 Side castors & screws of French Bedstead         |                    |
| 44 2 Bason Stands & 2 Corner Cupboard Tops          |                    |
| 45 Hat Stand 2 Butler trays                         |                    |
| 46 2 Round Stands & Bason stand Railings            |                    |
| 47 2 Tops for round stands & 2 do for night stands. |                    |

You will please observe that the railing for the bason stands is to be secured by the nuts attached thereto. Wee hope they will reach in good order and that they will be carefully opened. They have all been packed in the best manner.

The balance of the order will be shipped in from 3 to 4 weeks

Respt  
Your Obed Servs---  
D Phye & Son

### June 2, 1841 bill of lading:

Duncan Phye sent a bill of lading to John Laurence Manning, itemizing 47 boxes of Phye & Son furniture ordered for Millford. This document is an evocative resource, enriching our understanding of many of the original pieces of furniture found in Millford. With this document, we see both what kind of furniture was in the house, and in some cases, what type of wood that furniture was made of, giving us a revealing glimpse into the material world of the Mannings. This letter was acquired from Katherine Williams Patterson, great-great-great-granddaughter of Gov. John Laurence Manning and Sally Bland Clarke.

D. Phye & Son

On the right is a transcription of a bill of lading sent from Phye & Son to John Laurence Manning on June 2, 1841. The items highlighted in green remain at Millford today. Items highlighted in gray have been identified in other collections. (Note: do, below, is synonymous for "ditto.")





No. 1, 2, 3 “Couch & Pills”

Three of the original set of four walnut couches reside at Millford today. Also known as Recamiers, they are made of economical and durable walnut, intended for the well-trafficked Entrance Hall.



No. 5, 6 “Sideboard Table”

These two walnut sideboards intended for use in the Entrance Hall exemplify the Grecian Plain style of Phyfe’s final design phase with its more chaste and less decorated architectural forms.



No. 6 “Cellaret”

This mahogany cellaret, which held bottles of wine and spirits, was placed under sideboard tables and wheeled out during parties.



No. 9 “Mahog arm chair”/No. 9, 10, 11, 13 “Arm chair”

The set of four mahogany armchairs (left) are painted to imitate rosewood and match the parlor furniture. Twelve of the original fourteen mahogany arm chairs, made for dining, surround Millford’s dining table today.



No. 16, 17, 46 “scroll Bason stands”

This rosewood basin stand (1 of 2) probably commissioned for the Manning’s master bedroom, where personal supplies, like water basins, soap and toothbrushes were placed.



No. 21, 25, 28 “dining Table”

This mahogany elliptical shaped dining table is supported by two pillars, four paw-footed feet and extends to accommodate six leaves.



No. 36, 37, 38 & 39, 40 “French Bedstead”

Two of the three mahogany French bedsteads reside at Millford today. This popular form, also known as a sleigh bed, was placed parallel to the wall with bed curtains above.



No. 30, 47 “night stand”/No. 46, 47 “2 Round Stands”

This rosewood nightstand (left) served the practical purpose of storing the chamber pot. The pair of small mahogany circular tables (right) have Manning’s name on the underside of the top of one.

Between 1840 and 1844 the Mannings placed four separate orders with Duncan Phyfe & Son, totaling 72 pieces for Millford Plantation. Over 50 D. Phyfe & Son objects remain at Millford today. Pictured on this page are ten objects, with their box number, that can be matched to the 1841 bill of lading, which is pictured and transcribed on the previous page.

(photos by Bruce Schwarz)

# Classical American Homes Preservation Trust

## Income Statement

(for the 12 month period ending December 31st)

<b>Income</b>	<b>2012</b>	<b>2011</b>
Events/Tours	\$ 55,594	\$ 55,889
Charitable Contributions	3,138,060	1,496,562
Dividends & Interest	368,112	335,300
Realized Gains	186,057	184,350
Rental Income	4,800	800
Book Revenue	11,737	11,327
<b>Gross Income</b>	<b>\$ 3,764,360</b>	<b>\$ 2,084,228</b>
<b>Expenses</b>		
Operating Expenses	1,472,786	1,444,871
Depreciation Charges - Non-Cash	326,172	325,680
Charitable Distributions	5,850	10,250
Marketing and Fund Raising	78,669	79,349
Professional Services	32,038	43,356
Federal Taxes	12,464	3,785
<b>Total Expenses</b>	<b>\$ 1,927,979</b>	<b>\$ 1,907,291</b>
<b>Net Income (Loss)</b>	<b>\$ 1,836,381</b>	<b>\$ 176,937</b>
<b>Pro-forma Adjustment</b> (for the 12 month period ending December 31st)		
Reported Net Income	\$ 1,836,381	\$ 176,937
Add Back: Depreciation Charges - Non-Cash	326,172	325,680
Changes in Unrealized Appreciation of Securities	137,561	527,914
<b>Adjusted Net Income</b>	<b>\$ 2,300,114</b>	<b>\$ 1,030,531</b>



# Classical American Homes Preservation Trust

## Balance Sheet

*(for the 12 month period ending December 31st)*

<b>Assets</b>	<b>2012</b>	<b>2011</b>
<b>Current Assets</b>		
Net Cash Balance - Bank Accounts	\$ 227,404	\$ 280,508
Marketable Securities at FMV	11,044,176	10,378,716
<b>Total Current Assets</b>	<b>\$ 11,271,580</b>	<b>\$ 10,659,224</b>
<b>Property and Equipment</b>		
Real Estate, at Adjusted Cost	13,466,928	13,747,050
Antiques & Furnishings, at Cost	5,862,867	4,216,644
Office & Related Equipment, at Cost	38,434	42,949
<b>Total Property &amp; Equipment</b>	<b>\$ 19,368,229</b>	<b>\$ 18,006,643</b>
<b>Total Assets</b>	<b>\$ 30,639,809</b>	<b>\$ 28,665,867</b>
<b>Liabilities and Equity</b>		
<b>Liabilities</b>	-	-
<b>Equity</b>		
Net Worth - Opening Balance	28,665,867	27,961,016
Changes in Unrealized Appr./Depr. of Securities	137,561	527,914
Net Income (Loss)	1,836,381	176,937
<b>Total Equity</b>	<b>\$ 30,639,809</b>	<b>\$ 28,665,867</b>
<b>Total Liabilities and Equity</b>	<b>\$ 30,639,809</b>	<b>\$ 28,665,867</b>

# Classical American Homes Preservation Trust

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## The Richard Hampton Jenrette Foundation Balance Sheet

(for the 12 Month Period Ending December 31)

Assets	2012	2011
<b>Current Assets</b>		
Cash	\$ 3,736	\$ 13,988
Marketable Securities at FMV	686,650	694,707
<b>Total Current Assets</b>	<b>690,386</b>	<b>708,695</b>
<b>Total Assets</b>	<b>\$ 690,386</b>	<b>\$ 708,695</b>
<b>Liabilities and Equity</b>		
<b>Liabilities</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Equity</b>		
Equity - Opening Balance	708,695	624,130
Changes in Unrealized Appr./Depr. of Marketable Securities	5,150	82,050
Net Income	(23,459)	2,515
<b>Total Equity</b>	<b>690,386</b>	<b>708,695</b>
<b>Total Liabilities and Equity</b>	<b>\$ 690,386</b>	<b>\$ 708,695</b>



## *2012 Visitors to the Richard H. Jenrette & Classical American Homes Preservation Trust Properties*

The Attingham Trust Study Programme, London, UK  
 American Friends of the Georgian Group, New York, NY  
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 Cork n Fork, Miami, FL  
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 Decorative Arts Trust, Philadelphia, PA [2x]  
 Detroit Institute of Art, Detroit, MI [2x]  
 Egbert Benson Historical Society, Red Hook, NY  
 Garden Club of Charleston, Charleston, SC  
 Garden Discoveries, Chapel Hill, NC  
 Gibbes Museum of Art, Charleston, SC  
 Historic Charleston Foundation, Charleston, SC  
 Hudson River Heritage, Rhinebeck, NY  
 Institute of Classical Architecture, New York, NY  
 Jane Austen Society of North America  
 Kirk of Kildaire Presbyterian Church, Cary, NC  
 Laurence Manning Academy, Manning, SC  
 Linden Garden Club, Pinewild, NC

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 MacGregor Downs Garden Club, Cary, NC  
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 McKinnon & Harris, Richmond, VA  
 Metropolitan Museum of Art, New York, NY [3x]  
 Montgomery Place, Annandale-on-Hudson, NY  
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 National Society of the Colonial Dames  
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 The National Trust for Scotland Foundation USA, Boston, MA [2x]  
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 Newcomers Club, Chapel Hill, NC  
 North Carolina Museum of History Associates, Raleigh, NC  
 Orange County Museum, Hillsborough, NC  
 Palmetto Garden Club, SC  
 Piedmont Garden Club, San Francisco, CA  
 Preservation Society of Charleston, Charleston, SC  
 Raleigh Fine Arts Society, Raleigh, NC  
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### EDGEWATER

Edgewater, built in 1825 on the Hudson River in upstate New York, combines classical architecture with a dramatic setting to create one of the Hudson Valley's most charming river residences.



### AYR MOUNT

Ayr Mount, a Federal-style plantation house built in 1815 just outside historic Hillsborough, N.C. was home to William Kirkland and four generations of the Kirkland family for the next 170 years.



### ROPER HOUSE

Roper House, built in 1838 on the recently completed High Battery, commands a sweeping view of the Charleston, South Carolina harbor.

# Visit Our Houses

To schedule a tour, please go to:  
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### GEORGE F. BAKER HOUSES

The George F. Baker houses comprise a block of adjoining residences owned by the Baker Family on the corner of Park Avenue and East 93rd Street in New York City, dating from 1917-1932.



### MILLFORD PLANTATION

Built between 1839-41, Millford Plantation is one of the finest examples of Greek Revival architecture in America and still retains most of its documented Duncan Phyfe furniture.



### ESTATE CANE GARDEN

Located on a high hilltop in St. Croix, U.S. Virgin Islands, Cane Garden is a classic example of a small Palladian villa, circa 1784, featuring expansive Caribbean views.

## Classical American Homes Preservation Trust

69 East 93rd Street, New York, NY 10128  
 Phone (212) 369-4460 Fax (212) 369-4462  
[www.classicalamericanhomes.org](http://www.classicalamericanhomes.org)

*Classical American Homes Preservation Trust, founded by Richard Hampton Jenrette, seeks to preserve, protect and open to the public examples of classical American residential architecture as well as fine and decorative arts of the first half of the 19th century.*



A view from the second floor landing shows the portrait of Susan Hampton Manning and General Richard Richardson in the rotunda. This elegant spiral staircase ends with an S-curved newell post attributed to Phyfe. (photo by John M. Hall)



### Classical American Homes Preservation Trust

*Classical American Homes Preservation Trust is a 501(c)(3). Gifts to this Trust may be fully tax-deductible. Contributions by check should be made payable to: Classical American Homes Preservation Trust, 69 East 93rd Street, New York, NY 10128.*

*Contributions by credit card, please go to: [www.classicalamericanhomes.org/support](http://www.classicalamericanhomes.org/support).*

*Thank you for your support! - Richard H. Jenrette, President*





Millford's grand façade is dominated by six massive Corinthian columns. It's monumental presence reflects a certain purity and simplicity, hallmarks of Greek Revival architecture of which Millford is considered by many to be the finest surviving example. (photo by Bruce Schwarz)



## Classical American Homes Preservation Trust

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